



THE TOWBES GROUP, INC.

ASSET MANAGEMENT
CONSTRUCTION

May 11, 2009

Ordinance Committee
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

RE: Non-Residential Construction Projects Regulations (Measure E)

Gentlemen:

While I believe it is reasonable for the City Council to extend Measure E until it decides upon actions to be taken on PlanSB, I hope the City will decide to review the economic impacts of PlanSB along with the environmental impacts.

There is a tendency for all of us to take the economy for granted until something like the current recession rolls around, when we realize that a healthy economy can't be taken for granted. Deservedly or not, Santa Barbara does not have a reputation of being a business-friendly community. If it chooses to continue its current policies, it should understand the economic impacts as well as the environmental impacts so that it can make informed decisions.

Thank you for your consideration.

Sincerely yours,

MICHAEL TOWBES

/bjr

cc: Santa Barbara City Council
Planning Division/Community Development Department
Santa Barbara City Planning Commission

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LEAGUE OF WOMEN VOTERS OF SANTA BARBARA, INC.

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Statement to City of Santa Barbara Ordinance Committee on 5-12-09

Subject: Zoning Ordinance Amendment for Measure E Regulations

I'm Connie Hannah, speaking for the Santa Barbara League of Women Voters. The League is working to understand the ramifications of the information about Measure E entitlements that emerged during the recent appeal on the El Encanto project. How is it possible for owners to have a right to fully develop one site for residential, and then sell that same square footage to another site? This Transfer of Existing Development Rights is unbelievable double-dipping, and it threatens Santa Barbara with a huge overload of commercial development. If Measure E is what makes this kind of entitlement possible, then Measure E must be changed during this renewal.

For months the Planning Commission has been discussing ways to limit future commercial development so that we can improve our jobs/housing imbalance. This policy totally invalidates those efforts. The remaining commercial from over-developed sites like Chapala One and Paseo Chapala alone would again overwhelm this balance. The League is familiar with the Yanonali condominium project which rezoned a waterfront area site from light industrial to mixed use. That was immediately a great financial boon to the owner. That was interesting because it was purely a residential project, but they put a very small corner store in to justify their mixed use designation. We do not see how they can have any further rights to transfer from this site.

Since the subject of today's meeting is the renewal of Measure E, we ask the City to determine why this interpretation, which has recently emerged, allows doubling of development rights. The League worked to pass Measure E and we have appreciated the excellent effect it has had on city planning. In passing this measure, the public intent was to control the amount of commercial development being permitted, and we think we should make sure now to return to the original intent of Measure E.